



Proposed Retail & Office Building

SDP-8069-2018



AT-A-GLANCE

- **SITE OVERVIEW**
- **RPAI INTRODUCTION**
- **DOWNTOWN CROWN TODAY**
- **PROPOSED DEVELOPMENT**
- **SITE DEVELOPMENT**
- **CONCEPTUAL PLANS**

A photograph of a city street at dusk. In the foreground, a woman and two children are walking across a crosswalk. The street is lined with parked cars, including a white SUV. Buildings with many windows line both sides of the street, and some are lit up. The sky is a deep blue. The text "SITE OVERVIEW" is overlaid in the center in white capital letters.

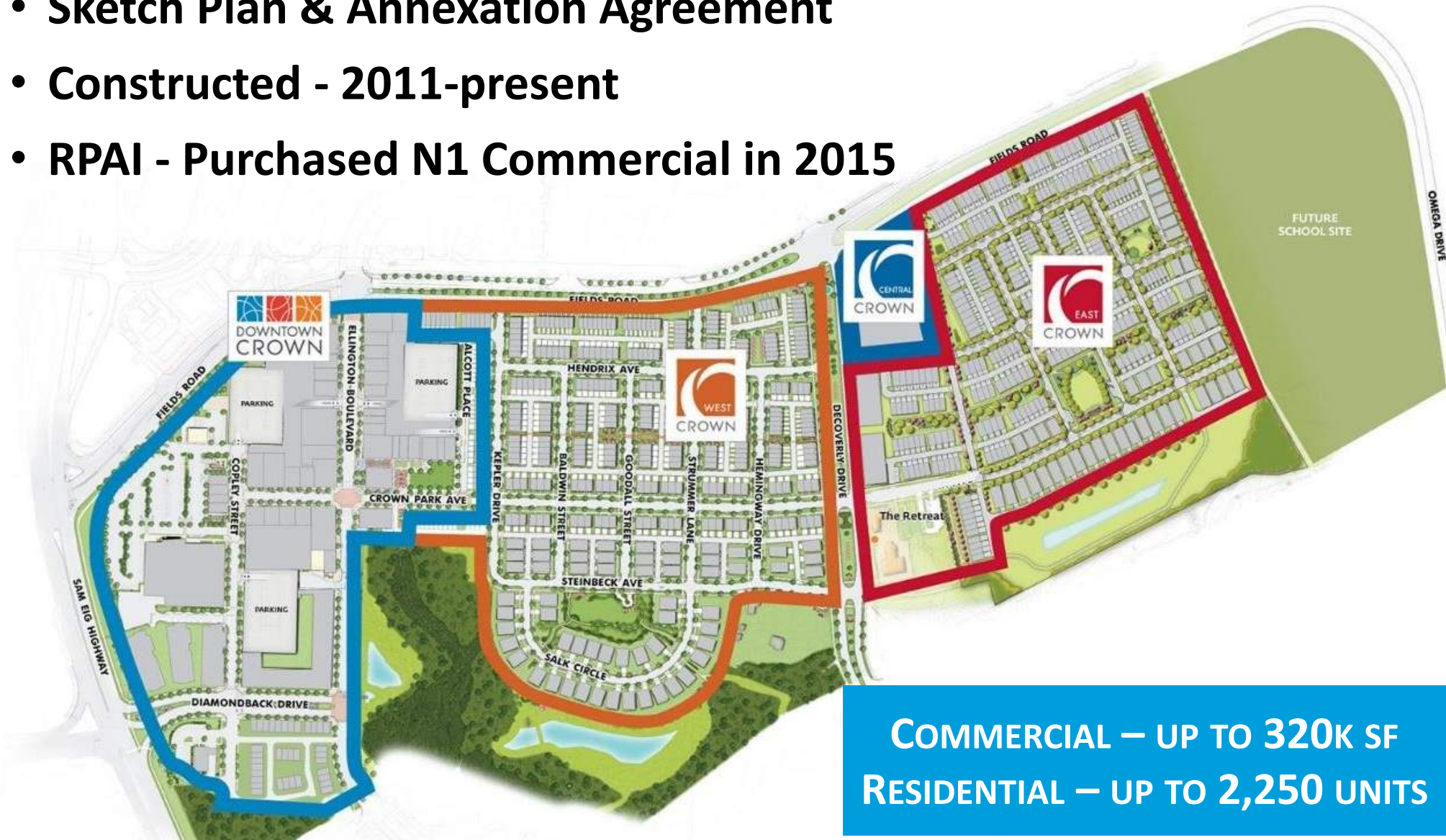
SITE OVERVIEW



Southeast View

HISTORY

- Crown Farm Annexed into City in 2006
- Sketch Plan & Annexation Agreement
- Constructed - 2011-present
- RPAI - Purchased N1 Commercial in 2015



COMMERCIAL — UP TO 320K SF
RESIDENTIAL — UP TO 2,250 UNITS

The image shows the exterior of a multi-story brick building housing a restaurant named 'Pour House'. The building has a modern aesthetic with large windows and small balconies on the upper floors. A curved, illuminated sign above the entrance reads 'POUR HOUSE'. The entrance is a glass-fronted door. To the right of the entrance is a large outdoor patio area. The patio is filled with people sitting at tables, many of which are covered by large, light-colored umbrellas. The patio is bordered by wooden planters filled with various flowers. A sign in the foreground of the patio reads 'POUR HOUSE' and 'COME FOR THE BEER. SEE MENU.' Two women are walking on the sidewalk in front of the entrance. The overall scene is lively and suggests a popular dining spot.

POUR HOUSE

RPAI INTRODUCTION

RPAI SNAPSHOT

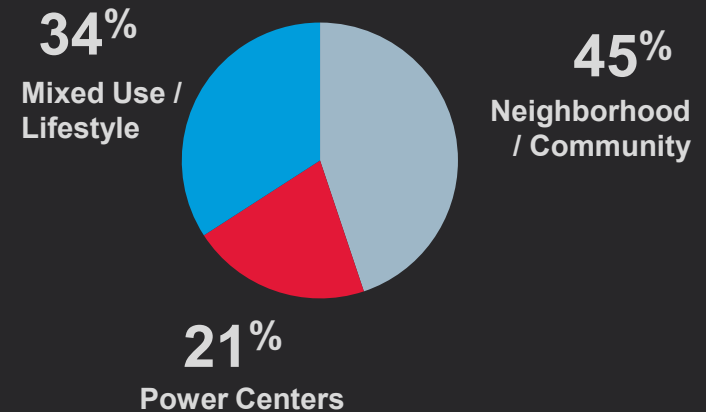
RETAIL OPERATING PORTFOLIO

105 PROPERTIES
20.1 MILLION SF

DC MSA CONCENTRATION

2013 – 8%
2019 – 16%

PORTFOLIO COMPOSITION



STRATEGY

*TO GENERATE LONG-TERM
SHAREHOLDER VALUE THROUGH
THE OWNERSHIP, OPERATION
AND MIXED-USE EXPANSION
AND REDEVELOPMENT OF HIGH
QUALITY, RETAIL DRIVEN ASSETS*





DOWNTOWN CROWN TODAY

REAL ESTATE TRANSFORMED

ACQUISITION - JANUARY 2015

RETAIL OCCUPANCY

64.4%

TODAY – MAY 2019

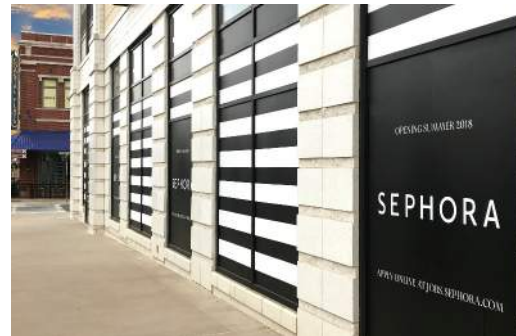
RETAIL OCCUPANCY

96.3%



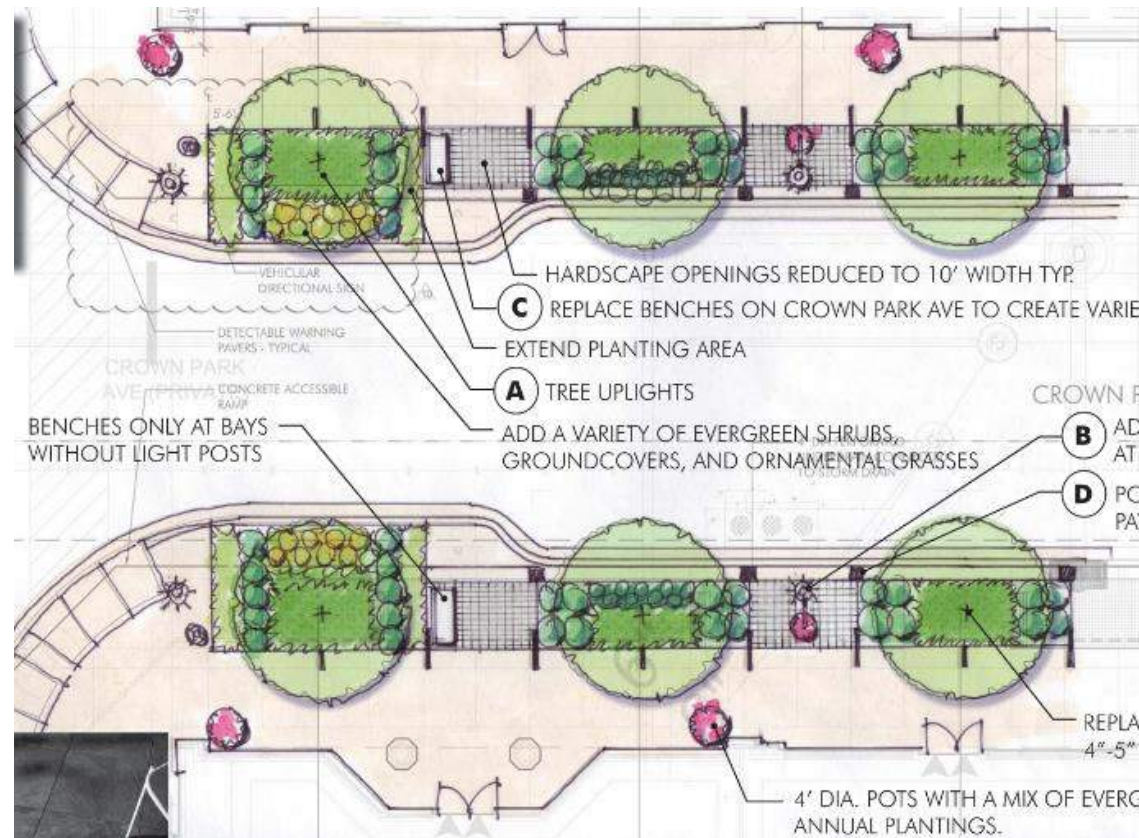
MERCHANDISING MIX

- PATIENT APPROACH
- NATIONAL LEASING PLATFORM
- COMMUNITY FOCUSED
- ENHANCED TENANCY
- CUSTOMER EXPERIENCE



ENHANCEMENTS & PROGRAMMING

- **STREETSCAPE PROJECT**
- **PEDESTRIAN EXPERIENCE**
- **PARK ACTIVATION**



- **COMMUNITY ENGAGEMENT**
- **SEASONAL EVENTS**
 - **SPRING:** MARYLAND DAY BEER FEST
 - **SUMMER:** FITNESS IN THE PARK & MOVIE NIGHTS
 - **FALL:** FALL FESTIVAL
 - **WINTER:** FIRE & ICE



PROPOSED DEVELOPMENT

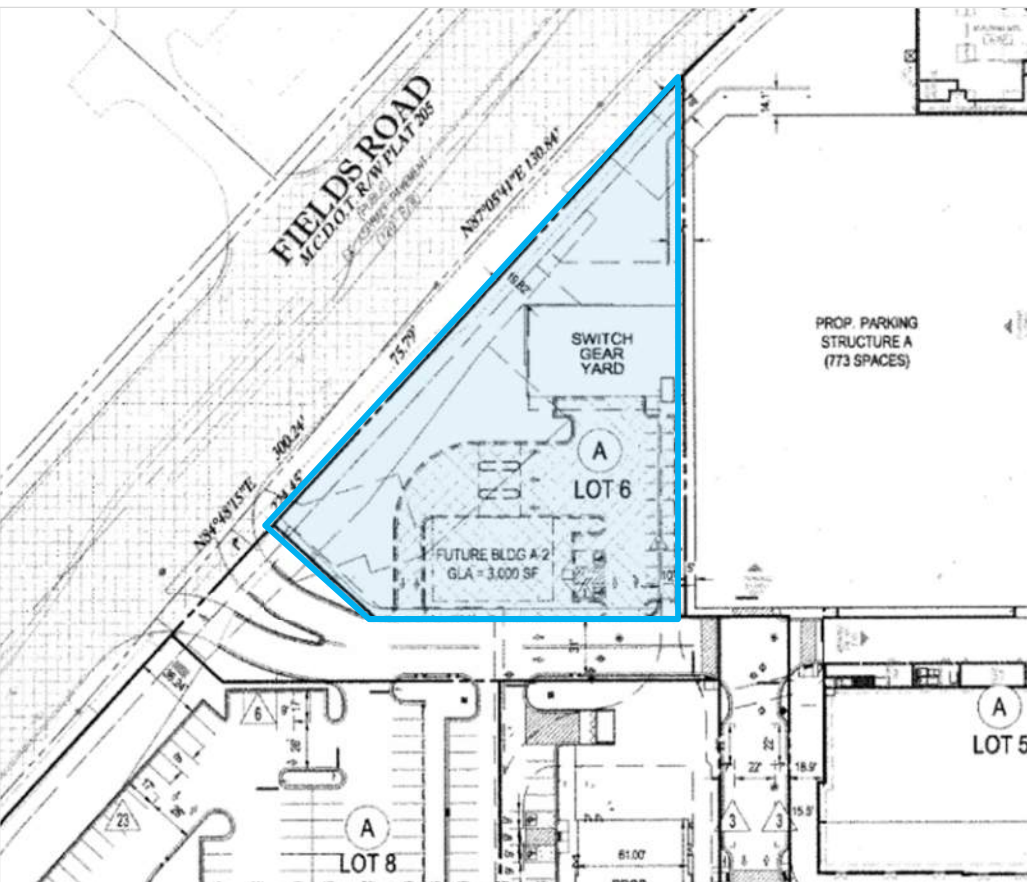


**SUBJECT
SITE**



CURRENT CONDITION

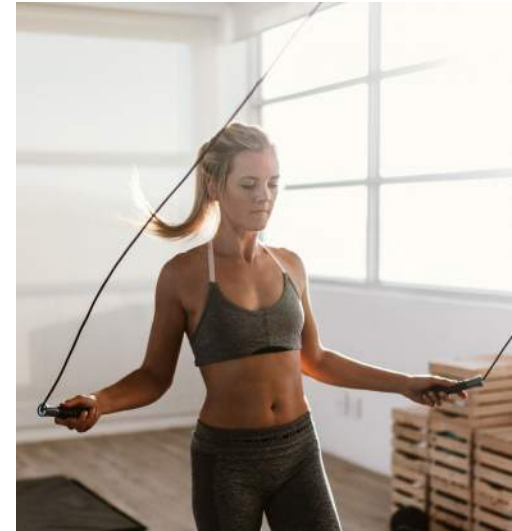
- BANK PAD SITE
- 3,000 SF & DRIVE THRU



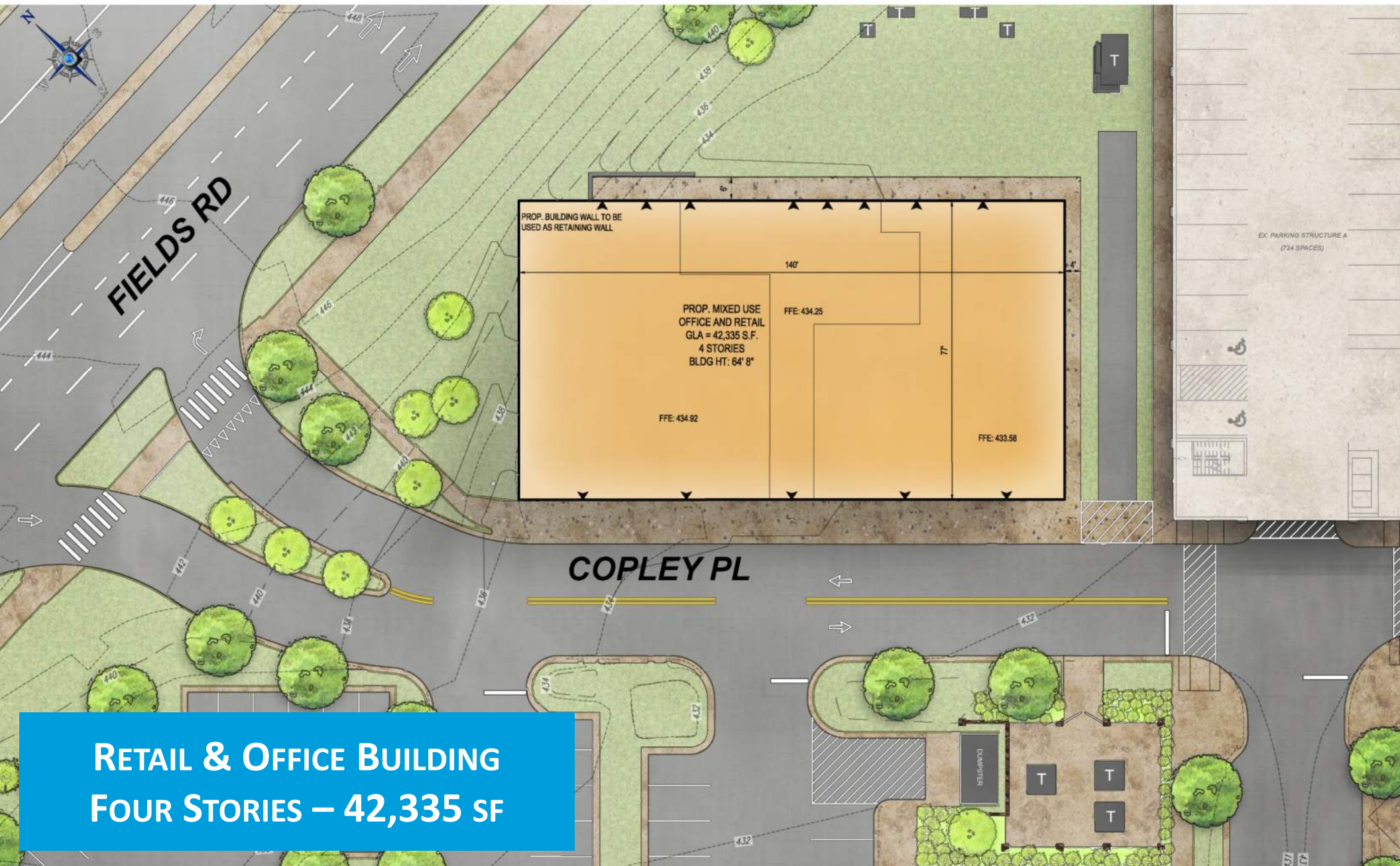
- LEASING TRENDS
- “GATEWAY” OF CROWN
- TOPOGRAPHY OF SITE

SITE ANALYSIS

- **LIVE-WORK-PLAY COMMUNITY**
- **RETAIL AMENITY**
- **DAYTIME POPULATION**



PROPOSED SITE PLAN

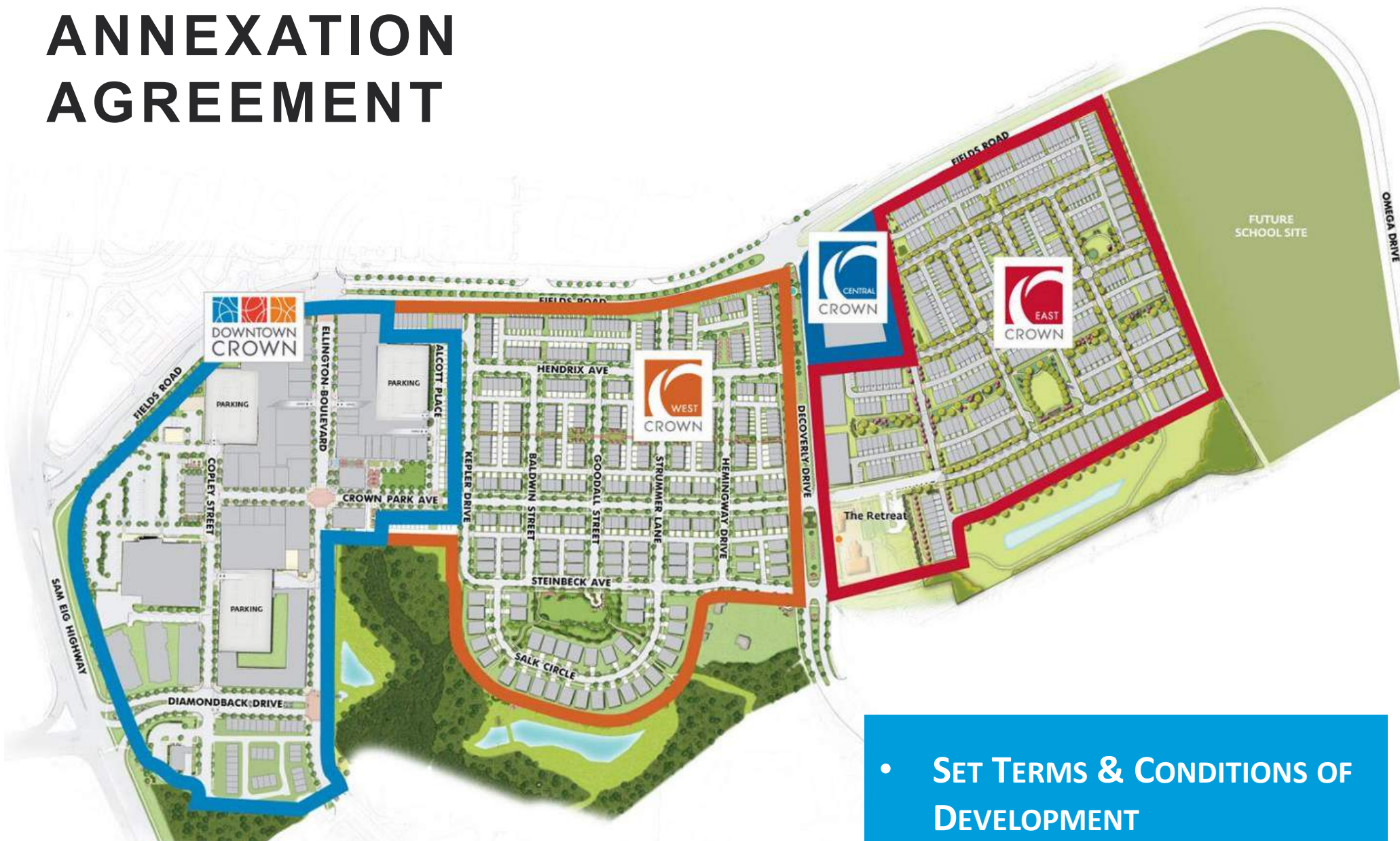


**RETAIL & OFFICE BUILDING
FOUR STORIES – 42,335 SF**

SITE DEVELOPMENT



ANNEXATION AGREEMENT



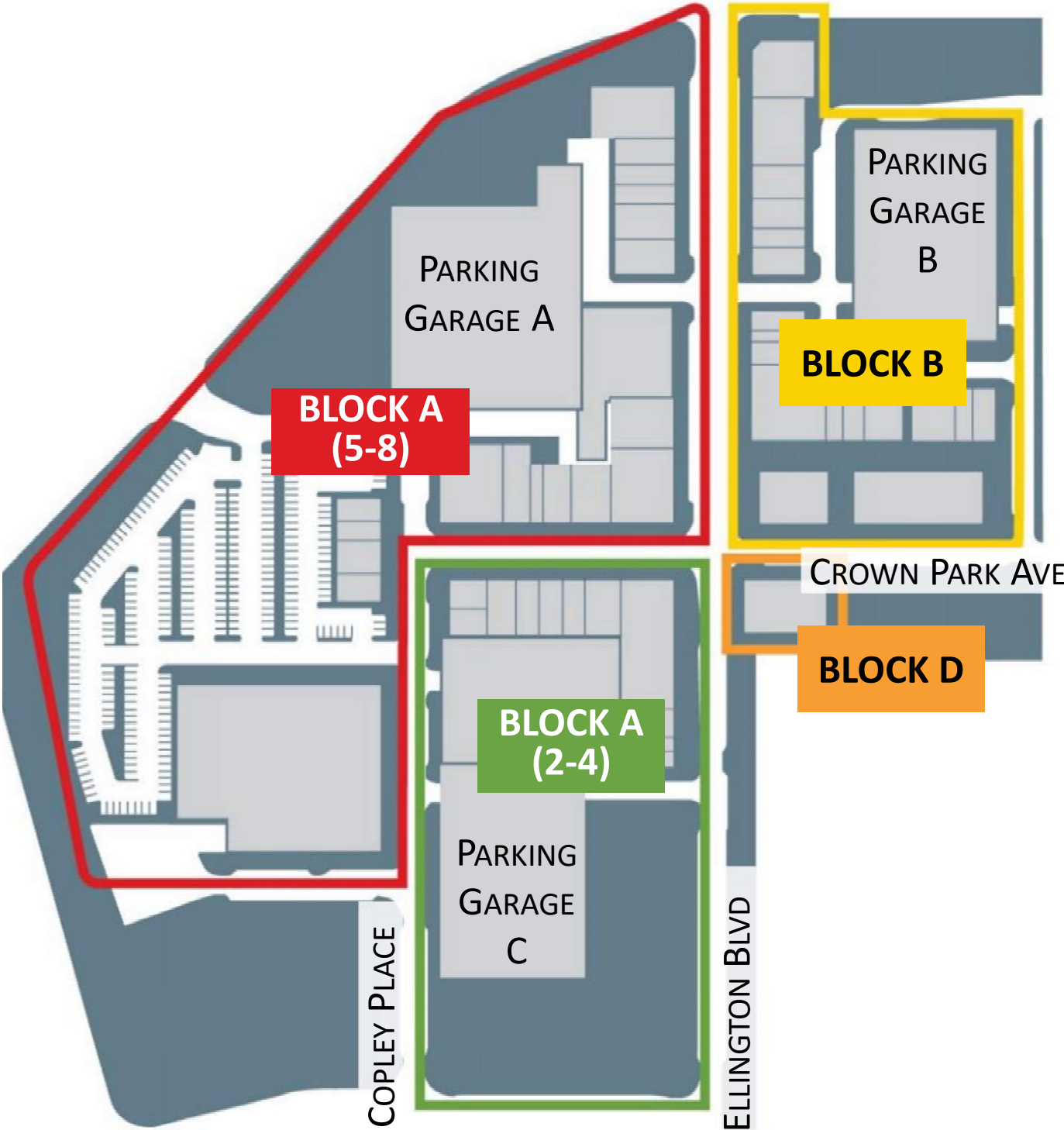
- SET TERMS & CONDITIONS OF DEVELOPMENT
- ESTABLISHED NEIGHBORHOODS

PARKING DISTRIBUTION

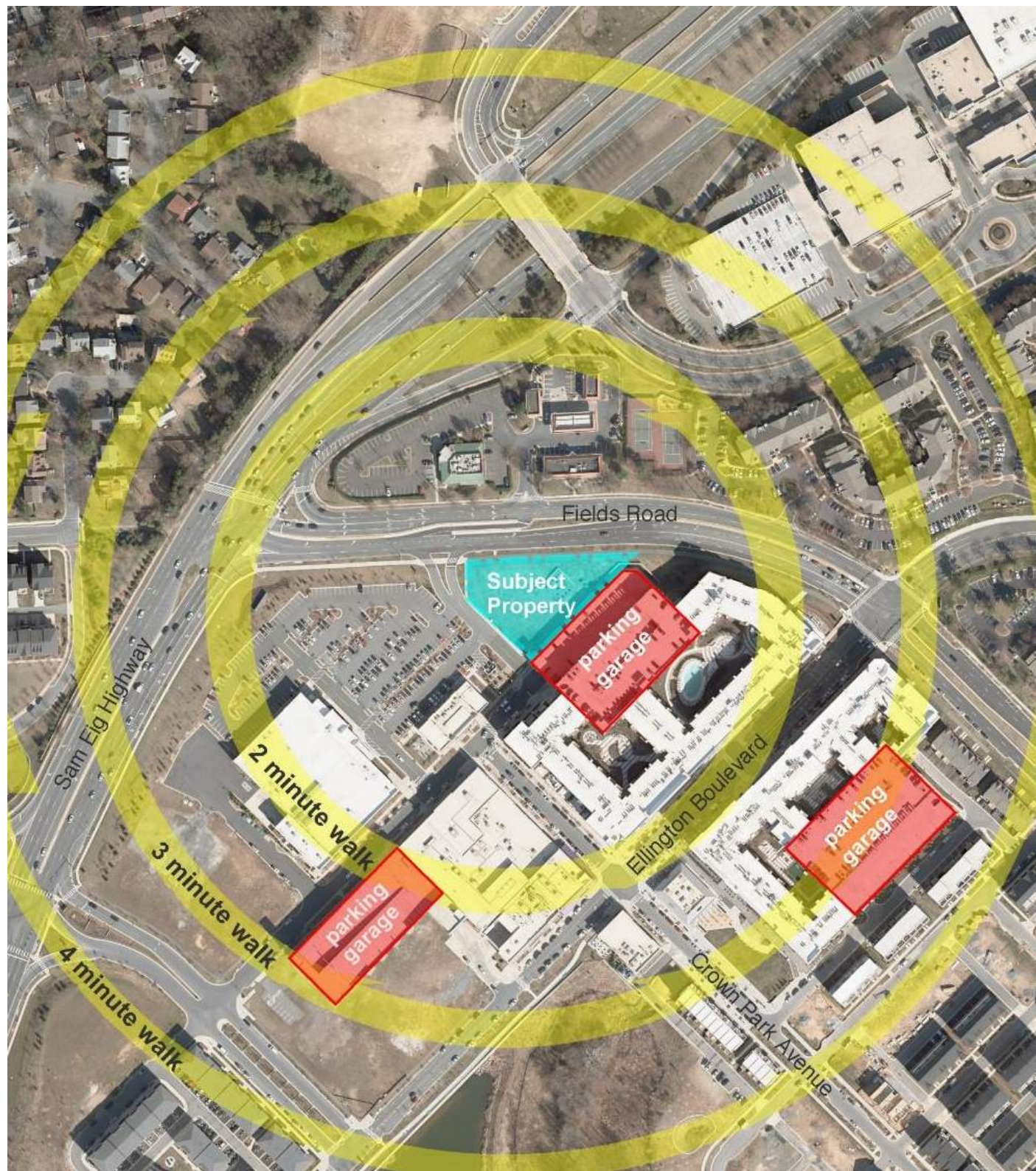
	REQ.	PROV.	SURP.
BLOCK A (5-8)	1,104	1,077	(27)
BLOCK A (2-4)	296	507	211
BLOCK B	596	701	105
BLOCK D	25	25	0
TOTAL	2,021	2,310	+289

CALCULATIONS INCLUDE SPACES ASSIGNED FOR RESIDENTIAL IN GARAGE A (456) & B (392)

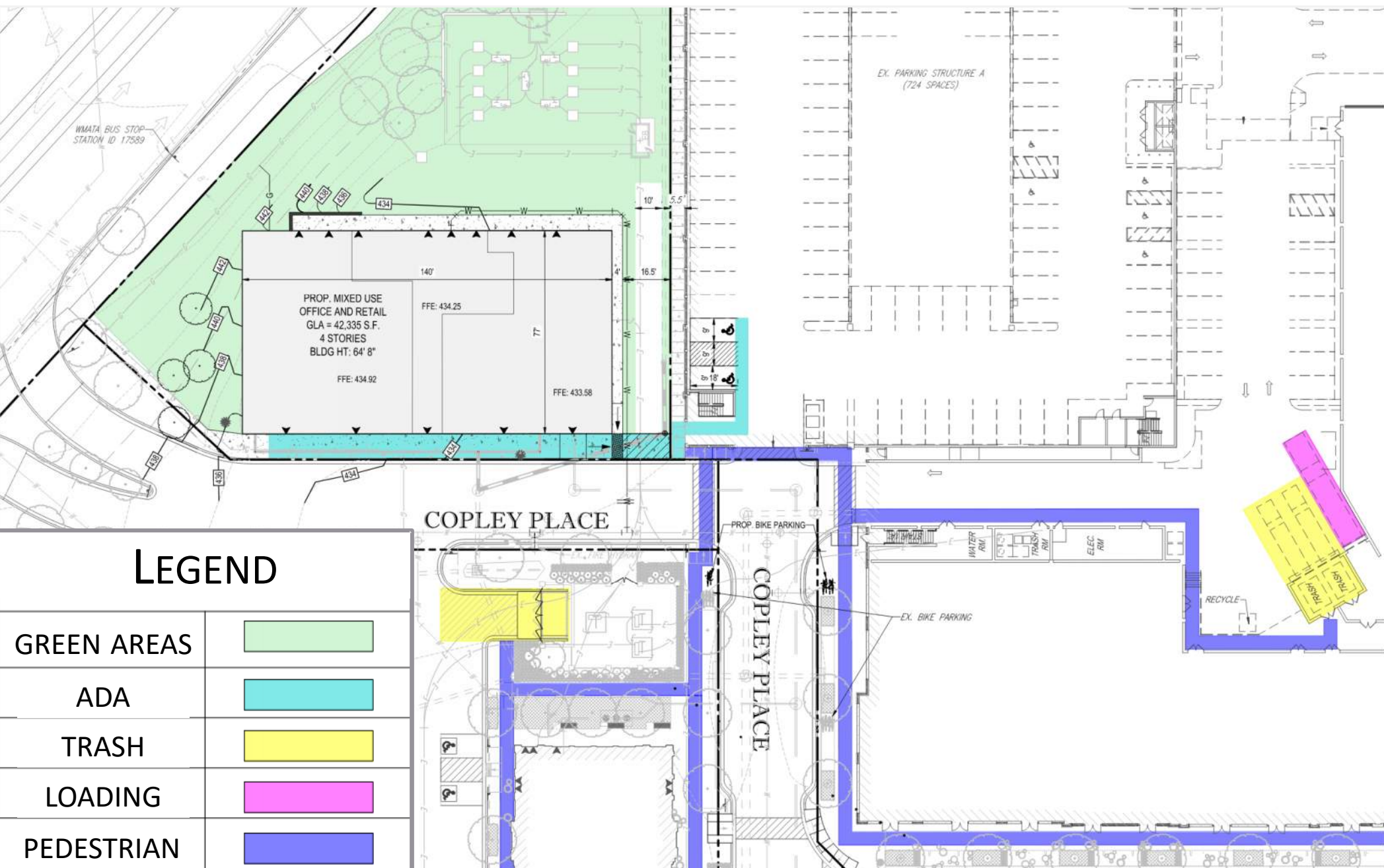
GARAGE A INCLUDES 89 SPACES RESERVED FOR TENANT VALET FROM 4:30PM TO 9:30PM



PARKING PROXIMITY



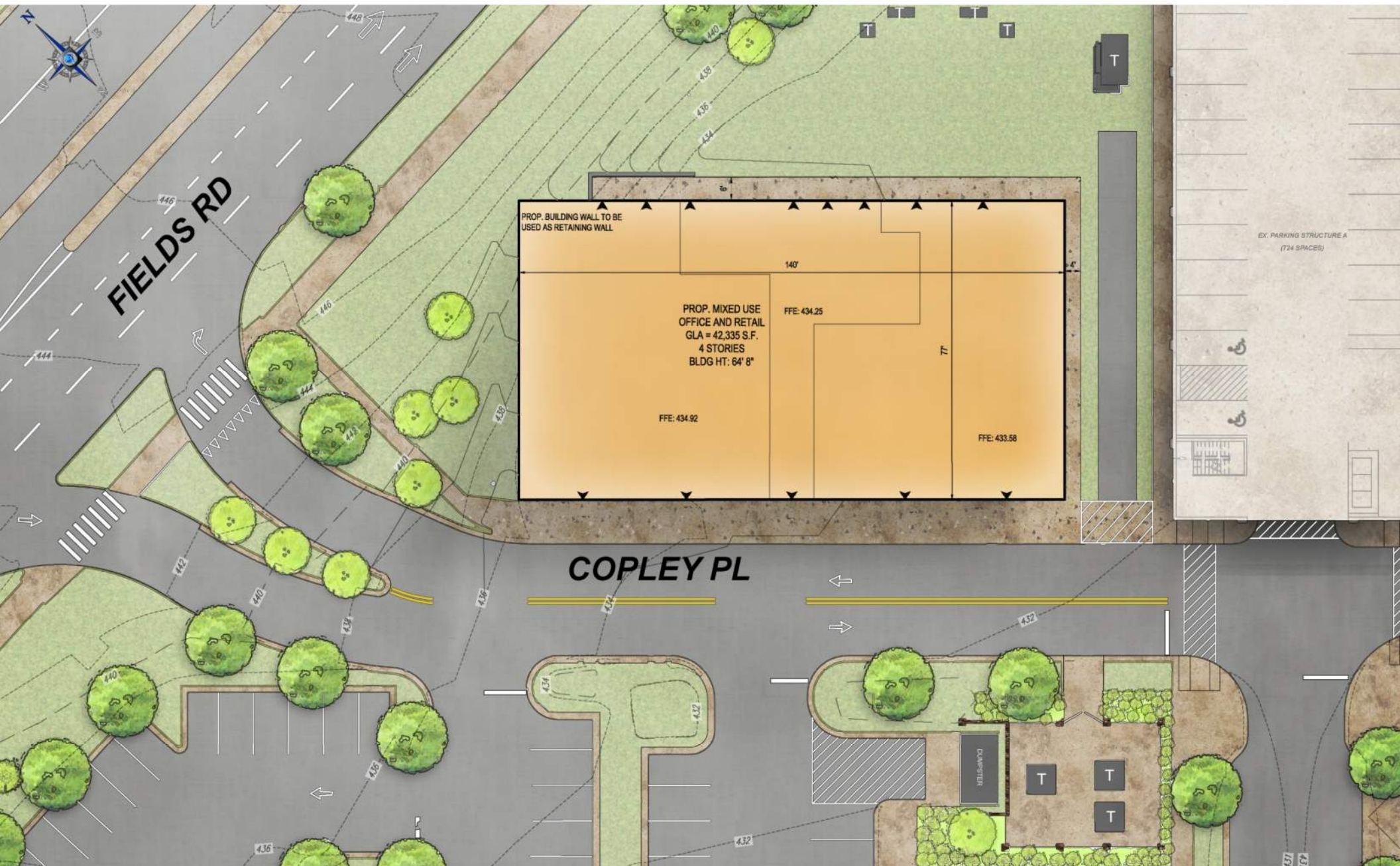
ACCESS & LOADING



CONCEPTUAL PLANS



PROPOSED SITE PLAN





Conceptual Architecture & Streetscape



Conceptual Architecture & Streetscape

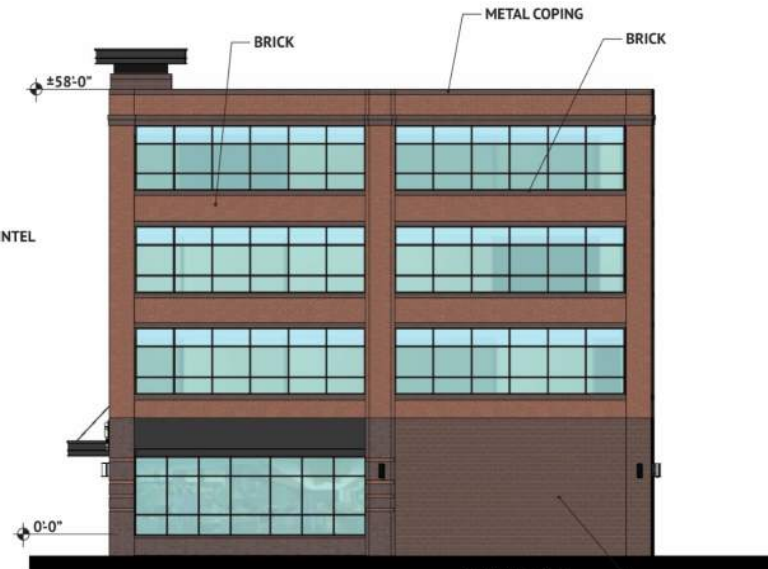
ELEVATIONS



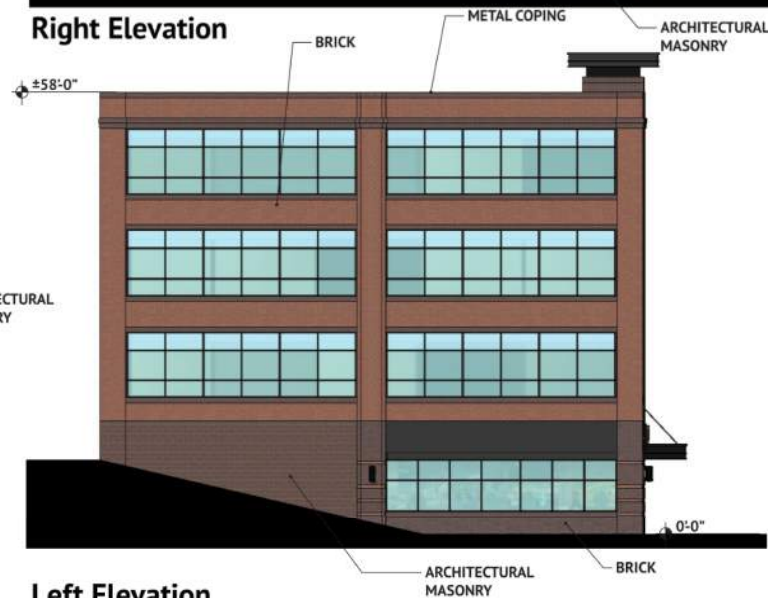
Front Elevation



Rear Elevation



Right Elevation



Left Elevation

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